



**ROBINSON
MICHAEL
& JACKSON**
LOCAL OFFICE
01634 263000
FOR SALE

Lyminge Close
Gillingham | Kent | ME8 6XD



Lyminge Close

Gillingham, Kent, ME8 6XD

Asking Price £325,000
Freehold

Robinson Michael & Jacksons are proud to present this Move-in ready 3-bed, 2-bath semi-detached in Twydall. Modern, extended rear, no work needed. Ideal for comfortable living.

Benefitting from:

- 945.9 Square Feet
- Walking distance to Excellent Schools
- Close to Amenities and Transport
- Extended to Rear
- Two Bathrooms (Upstairs and Downstairs)
- No Forward Chain
- Ideal First Time Buyer Property
- Popular Twydall Area
- Viewing Highly Recommended
- Council Tax: C
- EPC Rating: C



Accommodation

Entrance Hallway 1.9m x 1.68m (6'3" x 5'6") Double glazed door to side. Double glazed window to side. Panelled flooring. Radiator.

Cloakroom 2.46m x 0.76m (8'1" x 2'6") Double glazed window to side. Low level WC. Vanity wash hand basin. Heated towel rail. Tiled walls and flooring.

Lounge 4.78m x 2.97m (15'8" x 9'9") Double glazed window to front. Double glazed window to side. Electric fire place. Carpet. Radiator.

Dining Room 2.6m x 1.93m (8'6" x 6'4") Double glazed window to side. Laminate flooring. Radiator.

Study 2.64m x 1.57m (8'8" x 5'2") Double glazed window to rear. Laminate flooring. Radiator.

Conservatory 2.74m x 2.13m (9' x 7') Double glazed window to front. Double glazed doors to rear. Laminate flooring.

Kitchen 4.62m x 2.64m (15'2" x 8'8") Double glazed window to rear. Range of wall and base units with work surface over. Integral oven. Laminate flooring. Radiator.

Landing 3.05m x 1.68m (10' x 5'6") Access to part boarded loft. Over stairs storage. Carpet.

Bedroom One 4.88m x 2.97m (16' x 9'9") Double glazed windows to front. Built in wardrobes. Carpet. Radiator.

Bedroom Two 2.67m x 2.18m (8'9" x 7'2") Double glazed windows to rear. Laminate flooring. Radiator.

Bedroom Three 2.74m x 2.51m (9' x 8'3") Double glazed side. Carpet. Radiator.

Bathroom 2.3m x 1.68m (7'7" x 5'6") Double glazed window to side. Low level WC. Vanity wash hand basin. Walk in shower. Tiled walls and flooring. Radiator.

Exterior

Rear Garden Laid to lawn.





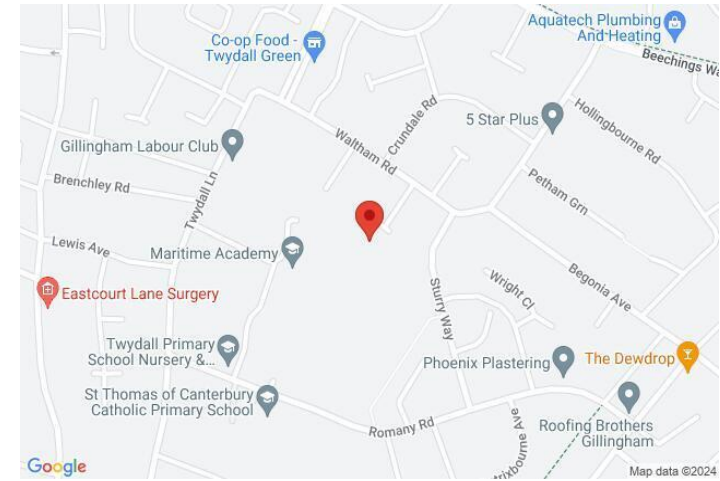
Additional Information

Discover the allure of Rainham and Gillingham, nestled in the heart of the Medway Towns. These neighbouring communities offer a unique blend of tranquillity and convenience, with picturesque landscapes and excellent transport links, including direct train services to London city centre. Residents benefit from a variety of shopping destinations such as Hempstead Valley Shopping Centre and Gillingham Business Retail Park, along with a plethora of local pubs and restaurants to enjoy. Both towns boast well-respected schools, including Rainham Mark Grammar, ensuring quality education for families.

Moreover, Rainham and Gillingham provide ample open space and recreational facilities, including Capstone Country Park, Berengrave Nature Reserve, Riverside Country Park, the Planet Ice Skating Rink, the Ski & Snowboard Centre, and Great Lines Heritage Park. This abundance of amenities caters to diverse interests and lifestyles, making these towns not just places to live, but communities to thrive in.

Key facts for buyers





Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.



**FOR MORE INFORMATION
CONTACT US TODAY.**

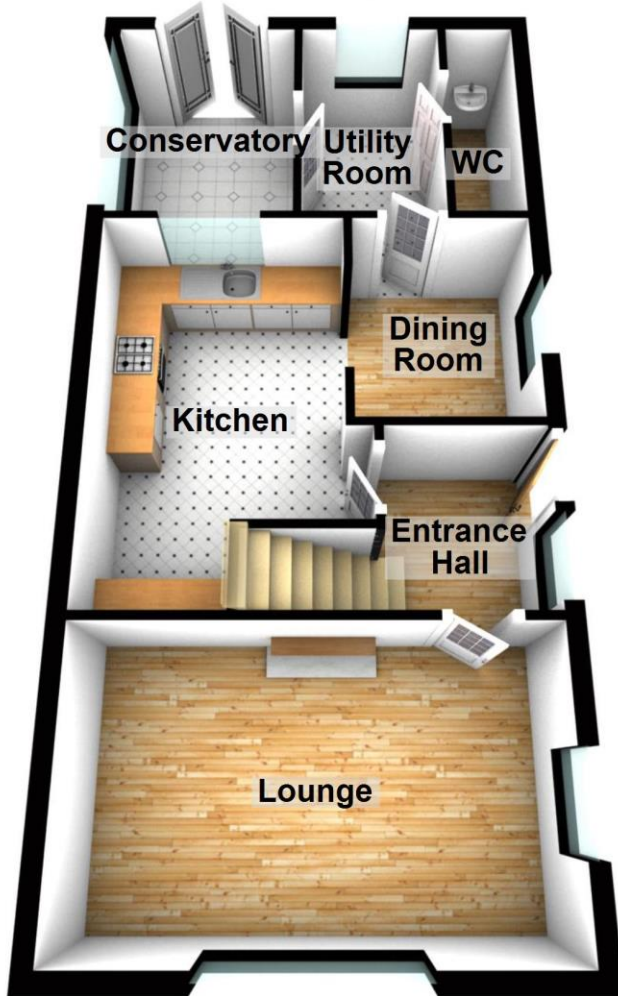
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ROBINSON MICHAEL & JACKSON

Ground Floor

Approx. 542.0 sq. feet



First Floor

Approx. 403.8 sq. feet



Total area: approx. 945.9 sq. feet

Please be advised this plan is offered for marketing purposes only. It can not be relied upon for exact or precise measurements, angles, window or door openings. Whilst every effort is made to ensure the accuracy the company or provider accepts no responsibility for the content.
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